

SION



Bright apartment overlooking the historic
heart of Sion

CHF 650'000.-



3.5



2



~74 m²

n° ref. **046944**



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SITUATION AND DESCRIPTION

Discover this magnificent, fully renovated apartment of approx. 86 m² of weighted floor space, ideally located in Sion, in a prime location in the heart of the city and at the start of Rue du Grand-Pont. The apartment is located on the top floor of a building consisting mainly of offices.

Benefiting from an exceptional panoramic view, this property offers a unique view of the old town of Sion, the cathedral as well as the iconic châteaux of Valère and Tourbillon. From the balcony and living areas, you'll enjoy an open panorama of the city's historic rooftops and the surrounding Alpine relief, in a setting that's both urban and steeped in history.

The apartment features generous volumes bathed in light, with pleasantly arranged living spaces. The large openings let in an abundance of natural light and highlight the breathtaking views of Sion's historic monuments.

The location is particularly sought-after: just a stone's throw from Rue du Grand-Pont and the old town, you benefit from immediate access to shops, restaurants, cafés and all the amenities of the center. This central location allows you to take full advantage of life in Sion while preserving a peaceful and privileged living environment.

4 parking spaces are available immediately at the bottom of the building. The Cible parking lot is a 2-minute walk away.

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SURFACES

Living area	~ 74 m ²
Weighted Surface	~ 86 m ²
Surface of parcel	~ 1598 m ²
Balcony Surface	~ 12 m ²
Net surface	~ 74 m ²
Surface ground floor	~ 80 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	4th floor
Costs	CHF 4'200.-/year

ANNEXES

- Cave

DISTANCES

Public transports	84 m
Primary school	256 m
Stores	15 m
Restaurants	10 m

DISTRIBUTION

- Entrance hall with built-in wardrobe
- Visitors' WC
- 2 bedrooms with access to balcony
- Bathroom
- Open kitchen
- Living/dining room with access to balcony
- Balcony approx. 12 m²



CONSTRUCTION

The building was constructed in the late 1970s and has been completely renovated until 2021.

INFORMATION

Year of construction	1976
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- College / University
- Sports centre
- Public swimming pool
- Horse riding area
- Near a golf course
- Tennis centre
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Guests lavatory
- Cellar
- Unfurnished
- Heating Access
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath
- Internet connection
- Optic fiber
- Electric blind
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good
- Renovated

ORIENTATION

- South

FINANCIAL DATA**Price**

CHF 650'000.-

Availability

To be discussed

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Unobstructed
- Mountains

STYLE

- Classic
- Modern







